

Right to Know / FOIL

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COUNSEL

September 23, 2014

MGS#2224.03

Chairperson Loretta Taylor and
Members of the Planning Board
Town of Cortlandt
1 Heady Street
Cortlandt Manor, New York 10567

ps 9-99

**Re: Application of Beaver Brook Cortlandt, LLC (formerly Furnace Dock, Inc.),
16 lot cluster subdivision, Furnace Dock Road**

Dear Chairperson Taylor and Members of the Planning Board:

As you will recall, by Resolution No. 17-11 dated July 6, 2011, the Planning Board granted conditional final plat approval for the above referenced application. You have previously granted eleven (11) ninety (90) day extensions of the conditional approval.

We hereby request a twelfth (12th) ninety (90) day extension of the final plat approval and the time to satisfy the conditions of the approval. I have been advised that some additional changes were requested to the plans by the Town. We are hopeful this may be the last required extension.

We would appreciate if this extension request could be placed on the agenda for your October 7, 2014 meeting. Thank you for your consideration

Very truly yours,



Linda B. Whitehead, Esq.

- Copies.....7 Planning Board
- Town Board
- Zoning Board
- Legal Dept.
-DOTS Director
-C.A.C.
-A.R.C.
-Applicant
-
-
- Sent 9-24-14

cc: Ron York
Cosmo Marfione, P.E.
Dan Ciarcia, P.E.



September 18, 2014

Loretta Taylor
Planning Board Chairperson
Town of Cortlandt
1 Heady Street
Cortlandt Manor, NY 10567

pb 2-12

Copies 7
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..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C. *via e-mail*
..... Applicant
.....
.....
Sent 9/22/14

RE: Valeria Subdivision
341 Furnace Dock Road
Town of Cortlandt, NY
Retaining Wall Material Change

Dear Ms. Taylor,

Based on feedback from the Department of Technical Services, I am submitting herewith the following documents in connection with a change in retaining wall material at the Valeria Subdivision.

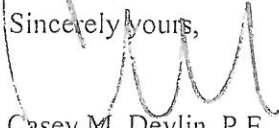
- 1. Valeria Subdivision "Grading Plan."
- 2. Cornerstone 100 Brochure.

Unfortunately we have not found suitable rock to support the rock cuts anticipated during project approvals, or enough suitably sized boulders to construct all of the retaining walls within Section 3. We have prioritized the use of the boulders available on site to construct those walls most visible from Furnace Dock Road. With the completion of the large retaining wall along the stormwater basin, we now find ourselves without enough boulders to finish all of the walls called for on the Plans.

We are requesting approval to construct some of the walls using the Cornerstone 100 engineered wall system. The Cornerstone brochure is attached for reference. I am recommending the Desert blend color. I have also highlighted walls on the enclosed Grading Plan, largely in rear yards along the back cul-de-sac, where we are proposing to use this material.

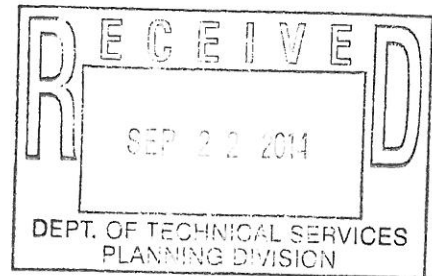
Please place this matter on the October 7th Planning Board agenda for consideration. In the interim, should you have any questions or require additional information, please feel free to contact me at (845) 897-8900.

Sincerely yours,



Casey M. Devlin, P.E.
Director of Land Development

cc: Ed Vergano, P.E., Town of Cortlandt
James Fitzpatrick, TBI
Andrew Donchez, TBI



Toll Brothers

America's Luxury Home Builder®

September 11, 2014

Mr. Ed Vergano
Town of Cortlandt
1 Heady Street
Cortlandt Manor, NY 10567

RE: Valeria Subdivision
Furnace Dock Road, Town of Cortlandt, NY
Bond Reduction Request #1

Dear Mr. Vergano:

I am sending this letter as a request to reduce Performance Bond # 39BSBGG1370 in connection with the above referenced project.

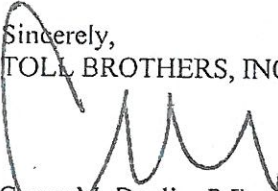
In consideration of the work complete to date, I am requesting the above referenced bond be reduced from \$7,800,000 to \$5,998,946. Attached are the following documents supporting this request.

1. Bond Reduction Request #1 Worksheet, dated 9/11/14.
2. As-Built Survey as prepared by Eastern States Engineering.

I look forward to your letter approving this bond reduction. In the interim, should you have any questions or need any additional information please feel free to contact me at (845) 897-8900.

Thank you for your attention to this matter.

Sincerely,
TOLL BROTHERS, INC.



Casey M. Devlin, P.E.
Director of Land Development

cc: Michael Preziosi, P.E.
Andrew Donchez, TBI
File

DRAFT

**TOWN OF CORTLANDT
PLANNING BOARD
PB 9-99**

RESOLUTION NO. 29-14

WHEREAS, an application for Planning Board approval of a Final Plat pursuant to Sections 276 and 277 of the New York State Town Law and Chapter 265 (Subdivision Regulations) of the Town of Cortlandt Code submitted by **Beaver Brook Cortlandt, LLC** for a 16 lot cluster subdivision of a 42.43 acre parcel of property as shown on a Final Plat entitled "Subdivision Plat for Furnace Dock, Inc" latest revision dated April 11, 2011 prepared by Scott B. Gray, L.S and on a 12 page set of improvement drawings entitled "Furnace Dock Subdivision" prepared by Dan Ciarcia PE, latest revision dated April 14, 2011 was approved by Planning Board Resolution 17-11 adopted on July 6, 2011, and

WHEREAS, the subject property is located on the north side of Furnace Dock Road, 1,500 feet east of Albany Post Road and is designated on the Town of Cortlandt Tax Maps as Section 55.19, Block 1, Lot 1, and

WHEREAS, by Resolutions 3-12, 11-12, 21-12, 29-12, 4-13, 15-13, 28-13, 42-13, 3-14, 12-14 & 21-14 the Planning Board previously granted eleven (11) 90-day time extensions the latest of which expired on September 25, 2014, and

WHEREAS, by a letter dated September 17, 2014 Linda Whitehead, Esq. requested the 12th 90-day time extension of Final Plat Approval to satisfy conditions of said approval.

NOW THEREFORE BE IT RESOLVED, that the request of Linda Whitehead, Esq. for the 12th 90-day time extension of the above mentioned Final Plat is **APPROVED** said extension to expire December 24, 2014.

TO BE CONSIDERED FOR ADOPTION: OCTOBER 7, 2014